



## Rushmere Road, Carlton Colville, Lowestoft, NR33 8DA

OLD Carlton has a NEW LEASE OF LIFE...

- SUBSTANTIAL
- LUXURY BATHROOM
- SOLAR PANELS
- 4 / 5 DOUBLE BEDROOMS
- MODERN COMFORTS
- AMPLE OFF ROAD PARKING
- OPEN-PLAN AFFAIR
- UNDERFLOOR HEATING
- EXTENSIVE REAR GARDEN

Guide Price  
£450 000

This SUBSTANTIAL DETACHED bungalow is offered for sale with NO ONWARD CHAIN has been extended & RENOVATED to within an inch of its original brick. OOZING STYLE & MUCH SPACE... BOASTING 4 / 5 DOUBLE bedrooms, LUXURY bathroom & OPEN-PLAN living room... this property DEMANDS YOUR ATTENTION to be viewed...

Whilst QUALITY fixtures & fittings come as standard, the modern comforts of uPVC double glazing, exterior wall insulation & SOLAR panels provide a SUPERB EPC A RATING & keep the running costs of this HOME down. Off road parking gives space for several vehicles & the EXTENSIVE rear garden provides options & a WONDERFUL back drop to any sunset.

Set in Old Carlton Colville, away from the hustle & bustle yet close enough to the local amenities; you'll enjoy the pace of life with the Suffolk countryside on your doorstep & your back drop.



Council Tax Band: C



### ENTRANCE HALLWAY

Giving access to all areas of the home. LVT flooring with underfloor heating, power points and loft access with ladder, lighting and great potential.

### OPEN-PLAN 'LIVING' ROOM

7.71m x 5.92 (25'3" x 19'5")

The place to be, hang out, live life, chill and entertain your family and friends; substantial living space gives room for every occasion. Kitchen area enjoys an array of wall, base and larder units with central island. Worktop with inset sink and internal appliances include dishwasher, wall ovens with induction hob and inset extraction; space / plumbing for your chosen appliances. LVT flooring with underfloor heating, uPVC double glazed windows, TV / power points and large double glazed bi-fold doors bring the outside in and the party out.

### BATHROOM

3.50m x 3.16m (11'5" x 10'4")

Oversized modern bathing luxury comprises a vanity suite with inset basin and courtesy mirror with ambient lighting; WC, freestanding bath and large, open shower area. Tiled top to toe, opaque uPVC double glazed window and heated towel rail.

### BEDROOM 1

3.97m x 3.23m (13'0" x 10'7")

Double bedroom overlooks the front of the home through the uPVC double glazed window; LVT flooring with underfloor heating, TV and power points; door to...

### DRESSING ROOM / BEDROOM

3.22m x 3.22m (10'6" x 10'6")

Currently utilised as a dressing room, however with the option to install a window and utilise as you wish. LVT flooring with underfloor heating, extractor fan, TV and power points.

### BEDROOM 2

3.93m x 3.25m (12'10" x 10'7")

Another double bedroom overlooking the front of the home through the uPVC double glazed window; LVT flooring with underfloor heating, TV and power points.

### BEDROOM 3

3.25m x 3.21m (10'7" x 10'6")

Double bedroom with LVT flooring with underfloor heating, uPVC double glazed window, TV and power points.

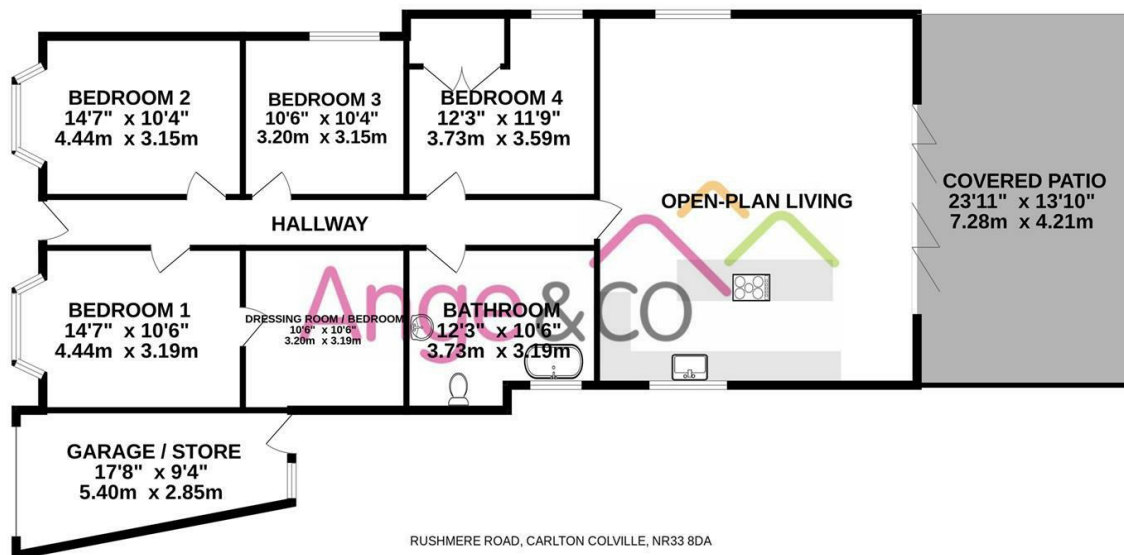
### BEDROOM 4

3.70m x 3.65m (12'1" x 11'11")

Last but certainly no means least.... Double bedroom with LVT flooring with underfloor heating, uPVC double glazed window, TV and power points. Built-in cupboard houses the gas central heating / domestic hot water boiler, pressurised hot water cylinder and consumer unit.



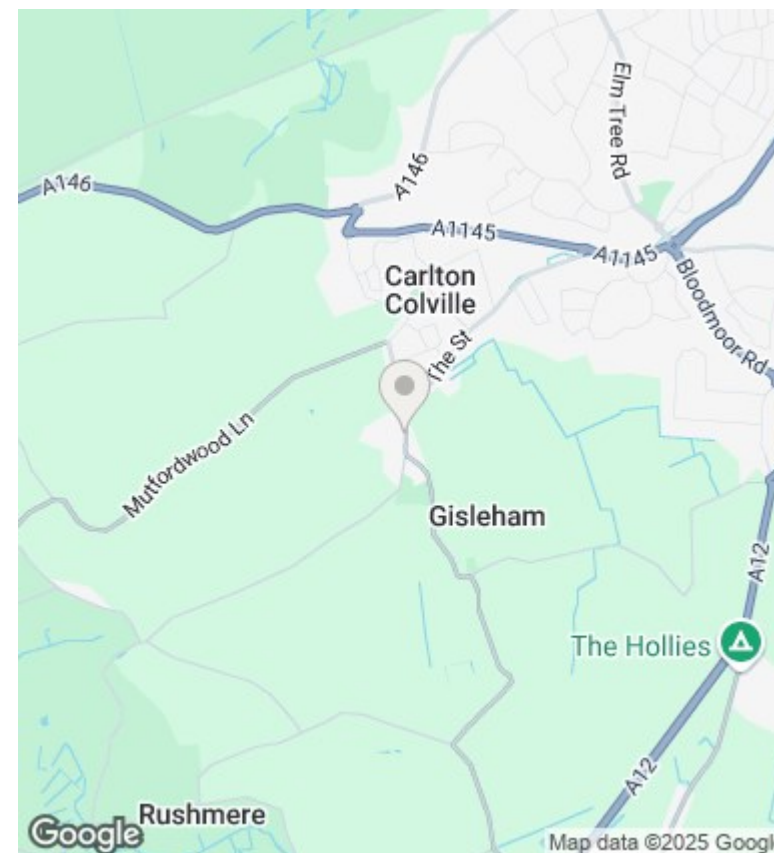
**GROUND FLOOR**  
1512 sq.ft. (140.4 sq.m.) approx.



RUSHMERE ROAD, CARLTON COLVILLE, NR33 8DA

TOTAL FLOOR AREA: 1512 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OUTSIDE**

Attractive block paved driveway provides off road parking for several vehicles; pedestrian side access to the EXTENSIVE laid to lawn rear garden. Covered large patio area spans the width of the home with lighting, TV and power points.

**GARAGE**

5.22m x 2.70m < 1.81m (17'1" x 8'10" < 5'11")

Angled garage with up and over vehicular door, light, power points, window and personnel door; solar panel controls and battery storage in situ.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE - RATING A